

AN ORDINANCE AMENDING TITLE 8 GARDEN CITY DEVELOPMENT CODE AMENDING [DEVELOPMENT CODE] CHAPTER 3 [OVERLAY ZONING DISTRICT REGULATIONS] ARTICLE E [BOISE RIVER AND GREENBELT] AND PROVIDING AN EFFECTIVE DATE FOR ADOPTION.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GARDEN CITY, IDAHO:

SECTION 1: GARDEN CITY CODE 8-3E-4 GENERAL PROVISIONS: B. MASTER SITE PLAN IS AMENDED BY THE FOLLOWING PROVISIONS:

1. A master site plan is required for ~~all~~ development on properties one (1) acre or larger in size, and is optional at the discretion of an applicant for any other property. The master site plan is required- when a Design Review Committee approval is required by this Title except when the approval is only required due to façade changes on existing structures or for an addition to an existing structure that is less than 25% of the gross square footage of the existing structure.
2. The master site plan shall include additional property that is reasonably associated by ownership, access, or other physical characteristics with the property subject to the master site plan.
3. A master site plan shall comply with the requirements set forth in section 8 7B.1.I of this Code.
4. The master site plan shall demonstrate that the proposal satisfies the following approval criteria:
 - a. Creation of an attractive mixed-use environment focused on the river and greenbelt through the use and inter-relationship of open spaces, building locations, building scale and design, and pedestrian-bicycle connections.
 - b. Provision of access and free movement of non-motorized mobility to and through the site in a manner that maximizes exposure to the Boise River and greenbelt.
 - c. Reducing to a minimum any negative impacts of the proposed development on the natural environment.
5. Upon approval of master site plan, all subsequent building and site development must comply with the approved plan and the standards and conditions in this Article.

SECTION 2: GARDEN CITY CODE 8-3E-4 GENERAL PROVISIONS: E. LANDSCAPE STANDARDS IS AMENDED BY THE FOLLOWING PROVISIONS:

1. Native trees, shrubs, or other plants adapted for survival and growth in the river environment shall be the predominant landscaping material. As a reference to

appropriate landscape materials, see the Appendix, "Native Plants of the Boise River", and as adopted by City Council Resolution.

2. Landscaping should be used to provide transitions between uses, soften and buffer utility and loading areas, and provide pleasing textures and variety particularly next to buildings, along walkways, and within pedestrian plazas.
3. A landscape plan shall comply with all of the requirements set forth in section 8-7B-1-G of this Code.
4. Landscaping materials requiring a substantial application of chemicals and fertilizer for survival is discouraged.

5. Landscaping shall include a minimum of 50% tree canopy coverage in the required setback bordering the river. The calculation of tree canopy is calculated by the anticipated diameter of the crown spread of the tree species at maturity.

In parking areas that are not in a structure class II or III trees shall be provided at a rate of not less than one tree per every five parking spaces and shall be evenly distributed. A minimum of one class II or III trees shall be provided for parking areas under five spaces. ~~achieved within a period of ten years over the entire site.~~

- ~~5.6.~~ Tree maintenance, including trimming to maintain views, shall not endanger the health of the tree, or reduce the minimum tree canopy requirement.

- ~~6.7.~~ Landscaping shall comply with all provision of Article 8-4I Landscaping and Tree Protection Provisions of this Code.

SECTION 3: If any one or more sections or subsections of these Chapters are for any reason held to be invalid or unconstitutional, such shall not affect the validity of the remaining portions of these Chapters and the same are and shall remain in full force and effect.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication thereof.

SECTION 5: PASSED by the City Council and **APPROVED** by the Mayor of the City of Garden City, Idaho, this 24th day of June 2019.

ATTEST:

APPROVED:

Lisa M. Leiby, City Clerk

John G. Evans, Mayor